



City of Annapolis

Department of Planning & Zoning

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Board of Appeals

January 7, 2020

The Board of Appeals of the City of Annapolis held its regularly scheduled meeting on January 7, 2020 in City Council Chambers. **Chair** Gallagher called the meeting to order at 7:00pm.

Commissioners Present: **Chair** Robert Gallagher, **Vice Chair** Christian Zazzali, Michael Walsh, Dr. Nadine Chien, Andrew Burnett

Staff Present: Dr. Sally Nash, Joel Braithwaite-Assistant City Attorney, Thomas Smith

C. APPROVAL OF AGENDA

Mr. Burnett moved approval of the agenda as presented. Dr. Chien seconded the motion. The motion passed unanimously in a vote 5-0.

D. PUBLIC HEARING

1. Appeal, #APL2018-002, of the Issuance of the Certification of Adequate Public Facilities for Lofts at Eastport Landing, #SDP2018-006

Chair Gallagher detailed the protocol for the meeting noting that the Acting Chair left the record open at the December 3, 2019 meeting to allow the Applicant and Appellant to submit surveys for the property. Once these documents were submitted into the record, he closed the evidentiary record so that the BOA could proceed with deliberations uninterrupted.

Chair Gallagher disclosed that he was absent from the December 3, 2019 meeting but reviewed the material and listened to the recordings of the meeting so is prepared to participate in the deliberations.

Chair Gallagher accepted the following exhibits into the record.

Exhibit Number	Submitted by Applicant Board of Appeals Exhibit Type
Q	Survey of the Lands of Eastport Plaza, LLC dated 12/13/19

Chair Gallagher accepted the following exhibits into the record.

Exhibit Number	Submitted by Appellant Board of Appeals Exhibit Type
64	Survey of Bay Ridge Avenue undated

2. Phil Vivaldi Appeal of Building Permit, BLD19-0068 – (WITHDRAWN)

3. Jim Conlon Appeal of Board of Appeals Memo, APL2019-003 – (WITHDRAWN)

E. OLD BUSINESS

There was none.

F. APPROVAL OF MINUTES

1. December 3 and December 15, 2019 Meeting Minutes

Dr. Chien moved approval of the December 3 and December 18, 2019 meeting minutes as written. Mr. Walsh seconded the motion. The motion passed unanimously in a vote of 5-0.

G. NEW BUSINESS

1. Extension Request, 18 Church Circle, #S.E.2018-002

Chair Gallagher explained that the BOA received an extension request for 18 Church Circle. Mr. Zazzali moved to approve the extension request for 18 Church Circle as submitted. Dr. Chien seconded the motion. The motion passed unanimously in a vote of 5-0.

2. Election of Officers

Mr. Walsh moved to nominate **Chair** Gallagher to continue to serve as Chair of the Board of Appeals. Mr. Burnett seconded the motion. The motion passed unanimously in a vote of 5-0.

Dr. Chien moved to nominate Mr. Zazzali to serve as **Vice Chair** of the Board of Appeals. Mr. Walsh seconded the motion. The motion passed unanimously in a vote of 5-0.

3. Review of Annual Report 2019

Mr. Walsh moved approval of the Annual Report of 2019 as written. Dr. Chien seconded the motion. The motion passed unanimously in a vote of 5-0.

H. DELIBERATIONS

1. Appeal, APL2018-002, Lofts at Eastport Landing

The BOA deliberated on the appeal of the Lofts at Eastport Landing. After deliberations, Mr. Walsh moved to vacate the certificate of adequacy and remand the application to the Planning and Zoning Director with the direction that the determinations of adequacy as to Fire, Public Maintenance, Water and Sewer and Schools are affirmed and that the determinations as to adequacy of Police, Recreation, Traffic, Non-Auto and Stormwater should be returned to the appropriate Departments for review in light of the concerns raised in the Board's written Decision and Order. **Vice Chair** Zazzali seconded the motion. The motion passed unanimously 5-0.

Chair Gallagher agreed to draft an order for the BOA's review and approval.

I. SIGNING OF OPINIONS

There was none.

J. ADJOURNMENT

With there being no further business, **Vice Chair** Zazzali moved to adjourn the meeting at 8:50pm. Mr. Burnett seconded the motion. The motion passed unanimously in a vote of 5-0.

Tami Hook, Recorder